

Erik Oslund Hardware



Department
Authorized Ford Agency - Sporting Goods

Feb. 5, 51

FEB 9

Haines, Alaska

Board of National Missions
Att. Mr. Lucien Tribus
New York,

Dear Mr. Tribus \$1000.00

Enclosed find my offer which can be paid in cash when requested for
Lot B 4-5 in track B

Yours Truly
Erik Oslund

Dear Miss. Gladfelter

Just a line to you that I have sent in bid for two lots of your ground to Mr. Tribus
I was instructed to write you a line also which I am doing.
We all here sure miss the Foxes as they sure were the Minister for Haines But we now have
Man named Bob don't know his last name yet but will learn that and am looking for Bob to
do well here you just have to have leadership for church evry thing seems to be going quiet
well our school is going best now seince I came here have good bunch teachers and good band
leader Band has played in our church several times and children doing good for the first
year any favor you can do for me and to remind Tribus I have bid for the lots will be greatly
appreciated I had in mind to build Filling Station and as you know my buisness qualifies
for what is expected by the Presbyterian Church, When do you expect to make trip to Haines
Thanking you for past favors

Yours truly
Allen Nelson

Mr. Lucien Tribus
K. E. Gladfelter

February 15, 1951

Prob
Haines

We have just received a copy of Mr. Nelson's offer for one of the lots at Haines which he has sent to you, and I am sending this just to remind you that I would like to see all bids for the Haines property plus the survey in order to identify them.

KEG/G/ma

law
AC
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February 15, 1951

Mr. Erik Oslund
Erik Oslund Hardware
Haines, Alaska

My dear Mr. Oslund:

As Miss Gladfelter is tied up for several days in various committee meetings, she has asked me to acknowledge your letter of February 5 enclosing a copy of the bid for one of the lots at Haines which you have sent to Mr. Tribus. We shall keep your offer in mind when we are ready to dispose of any of this property.

Very sincerely yours,

Florence M. Goddard
Assistant in the Department of
Educational and Medical Work

FMG/ma

Board of National Missions
of the Presbyterian Church in the
United States of America

156 Fifth Avenue, New York 10, N. Y.

March 28, 1951

Re: HAINES, ALASKA

Mr. Erik Oslund
Erik Oslund Hardware
Haines, Alaska

Dear Mr. Oslund:

Upon receipt of your offer for the purchase of Lots 4 and 5 in Tract B for the total sum of \$1,000, this Board has caused investigation to be made and given considerable consideration to real estate values in Haines. We have ascertained the asking price for comparable pieces of real estate on Main Street and, in what we believe to be sound judgment, have arrived at the decision that lots fronting 52.5' on the southerly side of Main Street between Second and Third Avenues command a purchase price considerably higher than the amount offered by you.

As a result of the above mentioned consideration and judgment, we have been authorized to put subject lots on the market at a purchase price of \$1,000 for the off-corner lots, and \$2,000 for each of the corner lots. This letter will therefore constitute a rejection of your offer.

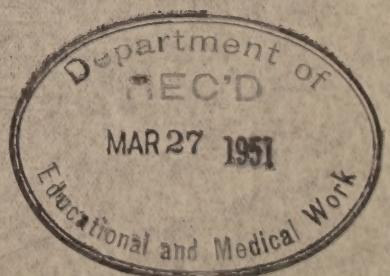
Very truly yours,

John M. Steinmiller
Legal Division

JMS:D
cc: Miss Katharine Gladfelter
Rev. R. Rolland Armstrong
Miss Isabel Miller
Faulkner, Banfield & Boochever

Prop
Haines

Property
sold to
F. M. Michael



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Board of National Missions
of the Presbyterian Church in the
United States of America

156 Fifth Avenue, New York 10, N. Y.

Prop
F
March 28, 1951

Re: HAINES, ALASKA

Haines Lumber Company
Mr. John Schnabel, General Manager
Haines, Alaska

Gentlemen:

Upon receipt of your letter of February 28, 1951, containing an offer to purchase a lot on the south side of Main Street between Second and Third Avenues, this Board has caused investigation to be made and given considerable consideration to real estate values in Haines. We have ascertained the asking price for comparable pieces of real estate on Main Street and, in what we believe to be sound judgment, have arrived at the decision that lots fronting 52.5' on the southerly side of Main Street between Second and Third Avenues command a purchase price considerably higher than \$500.

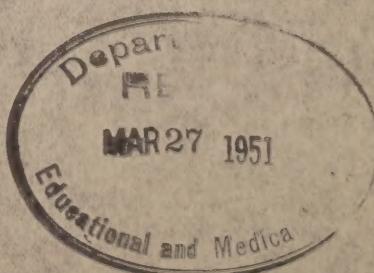
As a result of the above mentioned consideration and judgment, we have been authorized to put subject lots on the market at a purchase price of \$1,000 for the off-corner lots, and \$2,000 for each of the corner lots. This letter will therefore constitute a rejection of the offer contained in your letter of February 28, 1951.

While we are obliged to decline your offer, we wish to express our deep appreciation to you for your permission to use your offer of February 28 in our dealings with the United States Army Corps of Engineers.

Very truly yours,

John M. Steinmuller
Legal Division

JMS:D
cc: Miss Katharine Gladfelter
Rev. R. Rolland Armstrong
Miss Isabel Miller
Faulkner, Banfield & Bocchever



9
F

Board of National Missions
of the Presbyterian Church in the
United States of America

156 Fifth Avenue, New York 10, N. Y.

March 28, 1951

Re: HAINES, ALASKA

Paulmier, Banfield & Boechever
P.O. Box 1121
Juneau, Alaska

Gentlemen:

We have had at least two offers for the purchase of lots fronting 52.5' on the southerly side of Main Street between Second and Third Avenues at Haines, Alaska, at a purchase price of \$500 per lot.

We feel that this information may be of value to you in presenting the Board's interest in the anticipated condemnation proceeding to be instituted by the United States Government to acquire title to the southwest corner of Main Street and Fifth Avenue.

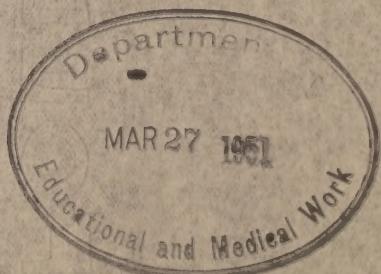
The above mentioned offers have caused us to give considerable consideration to the value of said lots and has resulted in authorization being granted to this office to put said lots on the market at a purchase price of \$1,000 each for off-corner lots, and \$2,000 each for the corner lots.

We would appreciate any information you may have as to the status of the condemnation proceeding.

Very truly yours,

John M. Steinmuller
Legal Division

JMS:D



*Prop
Haines*
APR 8
EW
APR 8
FAULKNER, BANFIELD & BOOCHEVER

P.O. Box 1121

JUNEAU, ALASKA

April 2, 1951

Board of National Missions
156 Fifth Avenue
New York 10, New York

Re: Haines, Alaska, Condemnation Suit

Attention: John M. Steinmuller, Legal Div.

Gentlemen:

Thank you for your letter of March 28, enclosing information in regard to value of property in the same vicinity as that being sought to be condemned by the United States. Actually, the property sought to be condemned is several blocks away from the property which you have for sale and the property is not quite as valuable in that vicinity. We, nevertheless, were interested to hear of the offers for sale of the lots between Second and Third Avenue. We shall attempt to have this admitted in evidence, although we are very dubious of its being admissible, since the weight of authority holds that such offers may not come into evidence in condemnation suits. Actual sales of property in the vicinity within recent years, however, are admissible, and if, by any chance, any of your lots are sold prior to the date of the hearing on this matter, please notify us at once, since that will be definitely of use.

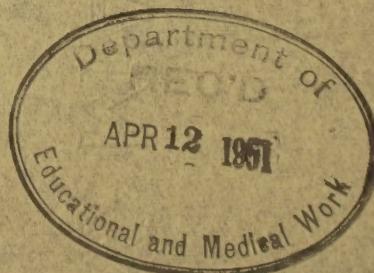
You shall be advised promptly of further developments in this matter.

Very truly yours,

FAULKNER, BANFIELD & BOOCHEVER

(signed) R. Boochever

RB:es



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Y

HAINES LUMBER COMPANY INCORPORATED
HAINES, ALASKA

April 2, 1951

Mr. John M. Steinmuller
Board of National Missions
156 Fifth Avenue
New York 10, New York

Dear Sir:

Thank you for your prompt reply to our letter of February 28th. This letter is a cancellation of our offers of Feb. 28th and we hereby accept the price you have placed upon the lots between 2nd and third Avenue. We have decided to purchase a lot in this group, and after due deliberation have picked lot B-5 which is adjacent to the School. We hereby tender our check and ask that you expedite as soon as possible so we can get our Store under construction at the earliest possible date.

Should any question come up in regard to this transaction, wire us collect so that we may take as little time as possible to consummate this. We wish the deed made out to the HAINES LUMBER COMPANY INCORPORATED.

Sincerely yours,

HAINES LUMBER COMPANY INC.

/s/ John J. Schnabel
John J. Schnabel, Gen'l. Mgr.

Pup
Haines

Board of National Missions
of the Presbyterian Church in the
United States of America

INCORPORATED APRIL 24, 1923 BY
ACT OF THE LEGISLATURE OF THE STATE OF NEW YORK

156 Fifth Avenue, New York 10, N.Y.

April 5, 1951

My dear Miss Gladfelter:

Mr. Steinmuller has just been down to talk with Miss Windham and me about the following letter received from the Haines Lumber Company:

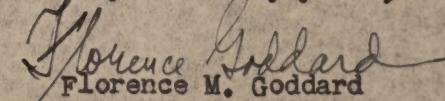
"Thank you for your prompt reply to our letter of Feb. 28th. This letter is a cancellation of our offers of Feb. 28th and we hereby accept the price you have placed upon the lots between 2nd and third Avenue. We have decided to purchase a lot in this group, and after due deliberation have picked lot B-5 which is adjacent to the School. We hereby tender our check and ask that you expedite as soon as possible so we can get our Store under construction at the earliest possible date.

"Should any question come up in regards to this transaction, wire us collect so that we may take as little time as possible to consummate this. We wish the deed made out to the HAINES LUMBER COMPANY INCORPORATED."John J. Schnabel

With the letter he enclosed a check for \$2,000 since this is a corner lot. This is the man who originally offered \$500.00 for any lot in that block so it is interesting to see that he has increased his offerer to \$2,000 and is now asking for the corner lot.

Erik Oslund, as you know, offered \$1,000 for lots #4 and 5 but to date no further word has come from him. It is possible that both of these men may have talked with you while you were in Haines. We are wondering whether we should not give Mr. Oslund an opportunity to come up with another offer since this is the lot he was interested in and we are suggesting to Mr. Steinmuller that he simply acknowledge this letter but not accept the check until there has been an opportunity for some further word from you.

Very sincerely yours,


Florence M. Goddard
Assistant, Department of
Educational and Medical Work

Miss Katharine E. Gladfelter
c/o Sheldon Jackson Jr. College
Sitka, Alaska

FMG:lhc - cc: Mr. Steinmuller

April 5, 1951

My dear Miss Gladfelter:

Mr. Steinmuller has just been down to talk with Miss Windham and me about the following letter received from the Haines Lumber Company:

"Thank you for your prompt reply to our letter of Feb. 28th. This letter is a cancellation of our offers of Feb. 28th and we hereby accept the price you have placed upon the lots between 2nd and third Avenue. We have decided to purchase a lot in this group, and after due deliberation have picked lot B-5 which is adjacent to the School. We hereby tender our check and ask that you expedite as soon as possible so we can get our store under construction at the earliest possible date.

"Should any question come up in regards to this transaction, wire us collect so that we may take as little time as possible to consummate this. We wish the deed made out to the HAINES LUMBER COMPANY INCORPORATED."John J. Schnabel

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Erik Oslund, as you know, offered \$1,000 for lots #4 and 5 but to-date no further word has come from him. It is possible that both of these men may have talked with you while you were in Haines. We are wondering whether we should not give Mr. Oslund an opportunity to come up with another offer since this is the lot he was interested in and we are suggesting to Mr. Steinmuller that he simply acknowledge this letter but not accept the check until there has been an opportunity for some further word from you.

Very sincerely yours,

Florence M. Goddard
Assistant, Department of
Educational and Medical Work

Miss Katharine E. Gladfelter
c/o Sheldon Jackson Jr. College cc: KEG - Juneau
Sitka, Alaska
FMG:lhc - cc: Mr. Steinmuller

*Map
Haines*

Law

SP

April 9, 1951

RE: HAINES, ALASKA
CONDEMNATION SUIT

Faulkner, Banfield & Boochever
P.O. Box 1121
Juneau, Alaska

Att: R. Boochever, Esq.

Gentlemen:

I wish to thank you for your kind letter of April 2, 1951. We wish to advise you that in reply to our letter of March 28, 1951, the Haines Lumber Company has forwarded us their check for \$2,000 to cover an offer in like amount for the purchase of Lot B-5, being the Southeast Corner of Main Street and Third Avenue. We have not acted upon this offer since Miss Gladfelter is currently in Alaska and of course she will have to recommend the acceptance of any offer.

Very truly yours,

John M. Steinmiller
Legal Division

JMS:D

cc: Dept. Education & Medical Work

April 10, 1951

RE: HAINES, ALASKA

Haines Lumber Company, Inc.
Haines
Alaska

Attn: Mr. John Schnabel, General Manager

Gentlemen: ——————

This will acknowledge receipt of your letter of April 2, 1951, containing an offer to purchase lot B-5, and a check for \$2,000 enclosed therein.

Due to the fact that Miss Katharine E. Gladfelter, Secretary of the Board's Department of Educational and Medical Work, is at the current time on a field trip in Alaska, we shall have to defer consideration of your offer until her return to this office at about the middle of the month.

Very truly yours,

John M. Steinmuller
Legal Division

~~JMS:D
cc: Dept. Educational & Medical Work~~

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Law
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INTER-OFFICE MEMORANDUM

April 24, 1951

FOR: Mr. Tribus
FROM: Katharine E. Gladfelter
RE: Haines, Alaska

When I was in Haines, Mr. Nelson told me verbally that Mr. Oslund was withdrawing his offer for the lots on Main Street. I would suggest, therefore, that you write to him saying that I have reported this to you and that we, therefore, understand that he is no longer interested in purchasing this property.

Since Mr. Schnabel of the Haines Lumber Company has made a definite offer of \$2,000 for lot B-5, we suggest that you accept this.

We would suggest that you pass on to the young man in Faulkner and Banfield's Office, who is handling the condemnation proceedings, the information that we are accepting this offer of Mr. Schnabel at this price. This should be sent as soon as possible so that he may have the information in case it may be of help to him in connection with the condemnation.

Katharine E. Gladfelter

KEG:G:lhc

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April 27, 1951

RE: HAINES, ALASKA

Haines Lumber Company, Inc.
Haines
Alaska

Attn: Mr. John Schnabel, General Manager

Gentlemen:

I am pleased to announce that this Board has this day accepted your offer of April 2, 1951, to purchase Lot B-5 as shown on a certain map entitled: "Map Showing 'B' Tracts in U.S.Sur.735 & Their Location in Regard to U.S.Sur.1179" by W. Muncaster dated Dec. 6-10, 1949 - for a cash consideration of \$2,000.

As shown on said survey, Lot B-5 constitutes the southeast corner of the intersection of Main Street and 3rd Avenue at Haines, Alaska, and Lot B-5 fronts 52.5' on the southerly side of Main Street and 100' on the easterly side of Third Avenue.

The check of Haines Lumber Company, Inc. dated April 2, 1951, payable to the order of this Board in the sum of \$2,000, which check accompanied your offer to purchase, has been deposited by the Board to its account. We shall be pleased to prepare a deed of Lot B-5 just as soon as it is possible to have said deed executed by the proper officers of this Board. The executed deed will then be forwarded directly to you.

Very truly yours,

Lucien H. Tribus
Legal Counsel

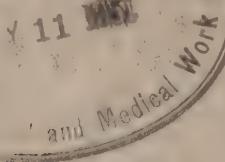
JMS:D

cc: Dept. Educational & Medical Work
Miss Isabel Miller

May 1
Recd & filed
to Haines Corp.
acct.
1951

Board of National Missions
of the Presbyterian Church in the
United States of America

156 Fifth Avenue, New York 10, N. Y.



May 10, 1951

RE: HAINES, ALASKA

Haines Lumber Company Incorporated

Haines

Alaska

Att: Mr. John Schnabel, General Manager

Gentlemen:

Delivery is hereby made of the enclosed deed of this Board dated May 9, 1951, conveying to the Haines Lumber Company Incorporated Lot B-5, according to a certain map entitled: "Map Showing 'B' Tracts in U.S.Sur.735 & Their Location in Regard to U.S.Sur.1179" by W. Lancaster dated Dec.6-10, 1949.

A copy of said map is affixed to the deed and should be recorded along with your deed so as to establish positive identity of the piece of land you have purchased.

United States Internal Revenue Stamps in the amount of \$2.20 are affixed to enclosed deed.

Very truly yours,

John H. Steinmuller
Legal Division

JMS:D

cc: Dept. Educational & Medical Work
Miss Isabel Miller
Rev. R. Rolland Armstrong
Faulkner, Banfield & Boochever

Board of National Missions
of the Presbyterian Church in the
United States of America
156 Fifth Avenue, New York 10, N. Y.

December 17, 1952

RE: HAINES, ALASKA

Mr. John Schnabel, General Manager
Haines Lumber Company Incorporated
Haines, Alaska

Dear Mr. Schnabel:

You will recall that I wrote you on October 28, 1952, with regard to your inquiry of September 9. I know that you will be pleased to learn that yesterday we had a long conference with the Rev. Donald A. Schwab, our executive at Haines, and Miss Katharine Gladfelter, Head of the Department of Educational and Medical Work.

Mr. Schwab pointed out how necessary it was for you to protect your present building against the possible construction of an adjoining building which would cut off possibility of your expanding your business in your present location. Accordingly, we are prepared to recommend to the Board an offer from you of \$1,500 for the purchase of Lot B-4 should you care to submit such an offer within the next 30 days.

We are well aware of your continued friendliness to our work, and we hope that you will be able to see your way clear to purchase this additional lot. We would also be willing to consider terms if it is not convenient for you to submit an all cash offer.

With kindest regards, I am

Sincerely yours,

Lucien H. Tribus
Legal Counsel

lht:vb
cc: Miss Gladfelter
Rev. Donald A. Schwab
Falkner, Banfield & Boochever

December 29, 1952

RE: HAINES, ALASKA

Mr. John J. Schnabel, General Manager
Haines Lumber Company, Inc.
Haines, Alaska

Dear Mr. Schnabel:

This is to advise you that we are willing to accept your offer to purchase Lot B-4, Haines, Alaska at the purchase price of \$1500, reserving however in the Board of National Missions the right to cancel and revoke this acceptance, without penalty, at any time prior to the actual delivery of the deed.

We will apply your check dated December 18, 1952 to the down payment, leaving an unpaid balance of \$1300. We could of course close this matter by withholding delivery of the deed to you until you had paid this unpaid balance, together with interest at 4%, to be paid in quarterly instalments over a period of one year. This would necessitate a written contract which would provide that you would not have the right to use the property until the deed had been delivered. We do not think that this would be a good method for either you or the Board. Therefore I am forwarding a duly executed deed to Messrs. Faulkner, Banfield & Boochever in Juneau with the request that they prepare for execution by you a purchase money bond and mortgage securing the unpaid balance of the purchase price. The mortgage will be recorded simultaneously with the deed, and upon its return from the recorder's office remitted to this Board. The mortgage will provide for interest at the rate of 4% and quarterly payments on principal of \$325 each, interest and principal to be paid at the same time.

If you agree to the foregoing terms, kindly sign the enclosed copy of this letter and return it to this office using the self addressed envelope provided for your convenience, and send the other signed copy to our attorneys Faulkner, Banfield & Boochever, P.O. Box 1121, Juneau. We have deposited the check of \$200 and are holding same in our suspense account pending further word from you. The deposit of the check does not constitute an acceptance of your offer.

We are glad that you are going to be the owner of the property and we hope that this sale will be the forerunner of others.

With kind personal regards and Best Wishes for the New Year, I am

Sincerely yours,

LHT:D Lucien H. Tribus
Legal Counsel

I agree to the terms herein

John J. Schnabel



mailed 1/5/53

December 29, 1952

RE: HAINES, ALASKA

B-4

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B-16
Faulkner, Banfield & Boochever
P.O. Box 1121
Juneau, Alaska

Attn: N. C. Banfield, Esq.

Dear Mr. Banfield:

This is to advise you that the Board of National Missions has accepted an offer from Haines Lumber Company, Inc., Mr. John J. Schnabel, General Manager, Haines, Alaska for the purchase of Lot B-4 which lies directly adjacent to Mr. Schnabel's present business.

You will note that we have sold the lot to Mr. Schnabel at a purchase price of \$1500, - \$200 down, the balance to be secured by a purchase money bond and mortgage payable in quarterly instalments of \$325 plus interest at 4%, interest and principal to be paid at the same date. I am also enclosing a copy of my letter of acceptance to Mr. Schnabel so that you will be fully posted.

Will you kindly prepare a bond and mortgage for execution by Mr. Schnabel and we will forward to you duly executed deed conveying the premises described therein to him, in order that you may close the transaction. Please let me know if this arrangement will be satisfactory.

Sincerely yours,

Lucien H. Tribus
Legal Counsel

LHT:D
Enc.

P.S. What has happened to the sewer agreement for Haines?

cc: Ed. & Ned.

LAW OFFICES OF
FAULKNER, BANFIELD & BOOCHEVER

HERBERT L. FAULKNER
NORMAN C. BANFIELD
ROBERT BOOCHEVER

P. O. BOX 1121
JUNEAU, ALASKA

January 8, 1953

Board of National Missions
of the Presbyterian Church in the
United States of America
156 Fifth Avenue
New York 10, N. Y.

ATTENTION: Mr. Lucien H. Tribus

Gentlemen:

We have received your letter of December 29, 1952, in regard to the sale of a lot to John J. Schnabel, which you describe as Lot B-4. We suppose this is a portion of the subdivision of U. S. Survey 735, but no deed or mortgage should be prepared simply describing the land as Lot B-4 without stating a reference to a plat or map and the place where the public can find a copy of such plat or map recorded.

The description should read something like the following:

All of Lot B-4 of that certain subdivision of U. S. Survey 735 in the Town of Haines, Alaska, as appears by a plat of said subdivision prepared by John Doe, Surveyor, dated _____, 19____, filed in the office of the Recorder for the Haines Recording District of Alaska, and recorded in Book _____ of Deeds at page _____.

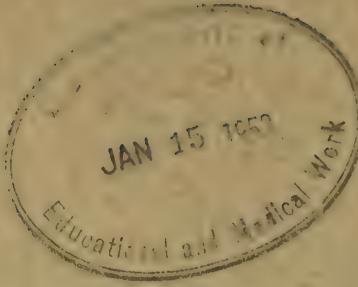
We would like to have a copy of this plat of the subdivision.

Yours very truly,

FAULKNER, BANFIELD & BOOCHEVER

By *N. C. Banfield*

NCB:rt



January 14, 1953

RE: HAINES, ALASKA
(Lot B-4)

Haines Lumber Co., Inc.)

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Faulkner, Banfield & Beecheyer
P.O. Box 1121
Juneau, Alaska

Attn: W. C. Banfield, Esq.

Dear Mr. Banfield:

This is to advise you that we have accepted an offer from Mr. John J. Schnabel, General Manager of the Haines Lumber Company, Inc., to purchase Lot B-4, Haines, Alaska, at a total purchase price of \$1,500 exclusive of interest on deferred payments. On December 18, 1952 Mr. Schnabel made a payment of \$200 which we have credited on the purchase price, leaving an unpaid balance due of \$1,300. This unpaid balance is to be secured by a purchase money mortgage to be prepared by your office and duly executed by Mr. Schnabel, providing for interest at the rate of $4\frac{1}{2}$ per annum and quarterly payments on principal of \$325 each, interest and principal to be paid at the same time.

We are enclosing herein a duly executed deed with revenue stamps conveying the premises described therein to the Haines Lumber Company, Inc. We assume that the mortgage will be executed by the Haines Lumber Company, Inc. on the bond of John J. Schnabel. However, if you deem it advisable, the bond can be executed by the Lumber Company. On the closing of this transaction kindly have the purchase money mortgage recorded and return the same to this office, keeping a copy of same in your files.

We have followed your instructions in the preparation of the deed. Will you kindly see that the revenue stamps are placed on the deed and cancelled, and send us your voucher for closing this transaction in our behalf.

Please return a duly executed copy of this letter, which is enclosed, acknowledging receipt of these instructions. We are also enclosing a self addressed envelope for your convenience.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'L. H. Tribus'.

Lucien H. Tribus
Legal Counsel

LHT:D
Enc.

cc: Mr. John J. Schnabel

Dept. of Educational & Medical Work

W. C. Banfield

Date: January , 1953

January 20, 1953

RE: HAINES, ALASKA
Lots

Mr. H. Wilson
Box 2658
Juneau, Alaska

Dear Mr. Wilson:

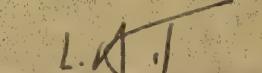
This acknowledges your letter of January 12, 1953.

We have had a number of inquiries regarding the lots on Main Street. We are now under contract to sell Lot B-4 to Mr. John J. Schnabel, and we are dickering on the others. However, if you care to submit an offer for \$1500 for B-2 or B-3, I would be happy to present same to the Board. I do not want to undertake to sell B or B-1 at this time as we have some possibility of selling same to a banking institution. Nothing concrete, however, as yet has developed.

I think that a drug store would be a very fine addition to the Town of Haines and we would certainly like to have one of our Northern Light Presbyterians open the first drug store there.

Please let me hear from you as soon as possible as the Board will meet on the 12th of February, 1953.

Sincerely yours,


Lucien H. Tribus
Legal Counsel

LHT:D
cc: Dept. of Educational & Medical Work

LAD
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O
P
Y

H. Wilson
Box 2658
Juneau, Alaska

Jan. 26, 1953

Mr. Lucien H. Tribus
Board of National Missions
New York 10, N.Y.

Dear Mr. Tribus:

Your letter of January 20 received. Happy to hear lots B-2 and B-3 are open, and will submit a bid of \$1500. for each lot. I would like to purchase both B-2 and B-3 lots. I feel the necessity of a larger building will meet with the demands of future business in Haines.

My plans are to build a fireproof cement block building, and would like to start this late spring or early summer. My primary interest as mentioned in the first letter, is to operate a Drug Store, as you know there are no such business in Haines, and believe this to be one of the essential and much needed businesses for the town.

What ever necessary steps to perform this transaction will be greatly appreciated, and I will handle full amount with cash.

Trusting to hear from you in the near future.

Yours truly,
(signed) H. WILSON

PS In Fairbanks right now and it is 58 degrees below Zero, the ground fog is so dense a person cannot see across the street.

DOMESTIC SERVICE	
Check the class of service desired; otherwise this message will be sent as a fullrate telegram	
FULL RATE TELEGRAM	SERIAL
DAY LETTER	NIGHT LETTER

WESTERN UNION

W. P. MARSHALL, PRESIDENT

1206

INTERNATIONAL SERVICE	
Check the class of service desired; otherwise this message will be sent at the full rate	
FULL RATE	LETTER TELEGRAM
VICTORY LETTER	SHIP RADIOGRAM

NO. WDS.-CL. OF SVC.	PD. OR COLL.	CASH NO.	CHARGE TO THE ACCOUNT OF	TIME FILED

Send the following message, subject to the terms on back hereof, which are hereby agreed to

LUCIEN H. TRIBUS
BOARD OF NATIONAL MISSIONS

C
O
P
Y

FEBRUARY 2, 1953

APPROVE SALE TWO HAINES LOTS WILSON AS RECOMMENDED YOUR TELEGRAM JANUARY THIRTY

KATHARINE E. GLADFELTER

ALL MESSAGES TAKEN BY THIS COMPANY ARE SUBJECT TO THE FOLLOWING TERMS:

To guard against mistakes or delays, the sender of a message should order it repeated, that is, telegraphed back to the originating office for comparison. For this, one-half the unpeated message rate is charged in addition. Unless otherwise indicated on its face, this is an unpeated message and paid for as such, in consideration whereof it is agreed between the sender of the message and this Company as follows:

1. The Company shall not be liable for mistakes or delays in the transmission or delivery, or for non-delivery, of any message received for transmission at the unpeated-message-rate beyond the sum of five hundred dollars; nor for instance or delays in the transmission or delivery, or for non-delivery, of any message received for transmission at the repeated-message rate beyond the sum of five thousand dollars, unless specially valued, nor in any case for delays arising from unavoidable interruption in the working of its lines.

2. In any event the Company shall not be liable for damages for mistakes or delays in the transmission or delivery, or for the non-delivery, of any message, whether caused by the negligence of its servants or otherwise, beyond the actual loss, not exceeding in any event the sum of five thousand dollars, at which amount the sender of each message represents that the message is valued, unless a greater value is stated in writing by the sender thereof at the time the message is tendered for transmission, and unless the repeated-message rate is paid or agreed to be paid, and an additional charge equal to one-tenth of one percent of the amount by which such valuation shall exceed five thousand dollars.

3. The Company is hereby made the agent of the sender, without liability, to forward this message over the lines of any other company when necessary to reach its destination.

4. Except as otherwise indicated in connection with the listing of individual places in the filed tariffs of the Company, the amount paid for the transmission of a domestic telegram or an incoming cable or radio message covers its delivery within the following limits: In cities or towns of 5,000 or more inhabitants where the Company has an office which, as shown by the filed tariffs of the Company, is not operated through the agency of a railroad company, within two miles of any open main or branch office of the Company; in cities or towns of 5,000 or more inhabitants where, as shown by the filed tariffs of the C.C.T.A., the telegraph service is performed through the agency of a railroad company, within one mile of the telegraph office; in cities or towns of less than 5,000 inhabitants in which an office of the Company is located, within one-half mile of the telegraph office. Beyond the limits above specified the Company does not undertake to make delivery, but will endeavor to arrange for delivery at the agent of the sender, with the understanding that the sender authorizes the collection of any additional charge from the addressee and agrees to pay such additional charge if it is not collected from the addressee. There will be no additional charge for deliveries made by telephone within the corporate limits of any city or town in which an office of the Company is located.

5. No responsibility attaches to this Company concerning messages until the same are accepted at one of its transmitting offices; and if a message is sent to such office by one of the Company's messengers, he acts for that purpose as the agent of the sender.

6. The Company will not be liable for damages or statutory penalties when the claim is not presented in writing to the Company, (a) within sixty days after the message is filed with the Company for transmission in the case of a message between (i) a point in the United States and a point in Alaska, Canada, Labrador, Mexico, Newfoundland and St. Pierre & Miquelon Islands on the other hand, or between a point in the United States and a ship at sea or in the air, (b) within 95 days after the cause of action, if any, shall have accrued in the case of an intrastate message in Texas, and (c) within 180 days after the message is filed with the Company for transmission in the case of a message between a point in the United States and a foreign or overseas point other than the points specified above in this paragraph; provided, however, that this condition shall not apply to claims for damages or overcharges within the purview of Section 415 of the Communications Act of 1934.

7. It is agreed that in any action by the Company to recover the tolls for any message or messages the prompt and correct transmission and delivery thereof shall be presumed, subject to rebuttal by competent evidence.

8. Special terms governing the transmission of messages according to their classes, as enumerated below, shall apply to messages in each of such respective classes in addition to all the foregoing terms.

9. No employee of the Company is authorized to vary the foregoing.

1-49

CLASSES OF SERVICE

DOMESTIC SERVICES

FULL RATE TELEGRAM

A full rate expedited service.

DAY LETTER (DL)

A deferred service at lower than the full rate.

SERIAL (SER)

Messages sent in sections during the same day.

NIGHT LETTER (NL)

Accepted up to 2 A. M. for delivery not earlier than the following morning at rates substantially lower than the full rate telegram or day letter rates.

INTERNATIONAL SERVICES

FULL RATE (FR)

The standard fast service at full rates. May be written in any language that can be expressed in Roman letters, or in secret language. A minimum charge for 5 words applies.

LETTER TELEGRAM (LT)

Oversight plain language messages. Minimum charge for 22 words applies.

VICTORY LETTER TELEGRAM (VLT)

Oversight plain language messages to armed forces overseas. Minimum charge for 10 words applies.

SHIP RADIOGRAM

A service to and from ships at sea. Plain or secret language may be used. Minimum charge for 5 words applies.

(211) F
February 3, 1953

RE: HAINES, ALASKA
Lots

Mr. H. Wilson
Box 2658
Juneau, Alaska

Dear Mr. Wilson:

This is to advise you that I have received approval from the Department of Educational and Medical Work of this Board to sell to you, subject to the signing of a mutually satisfactory written contract, Lots B-2 and B-3 in Haines, Alaska, according to a certain map entitled: "Map Showing 'B' Tracts in U.S.Sur. 735 & Their Location in Regard to U.S.Sur. 1179" by W. Muncaster dated Dec. 5-10, 1949, at the price of \$1,500 for each lot, or a total price of \$3,000. I am writing to our attorneys, Faulkner, Banfield & Boochever, requesting that they prepare a Contract of Sale of said lots for your signature.

The Board does not give a warranty deed but simply furnishes what is tantamount to a bargain and sale deed. The cost of examination of title, recording fees, etc. are to be paid by you. We will pay Faulkner, Banfield & Boochever for representing us at the closing. A copy of our letter to Faulkner, Banfield & Boochever is enclosed so that you will have full information.

We trust that you will be able to erect a drugstore on the property as we feel that this will be a very valuable improvement to the City of Haines.

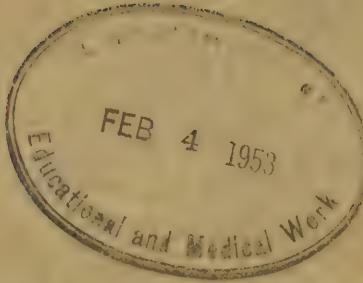
Sincerely yours,

Lucien H. Tribus
Legal Counsel

LNT:D

Enc.

cc: Rev. Donald A. Schwab
Faulkner, Banfield & Boochever
Dept. of Educational & Medical Work ✓



February 3, 1953

RE: HAINES, ALASKA
Lots

100 P (1)
RWS
Faulkner, Banfield & Boochever
P.O. Box 1121
Juneau, Alaska

Att: N.C.Banfield, Esq.

Dear Mr. Banfield:

Enclosed please find copy of a letter which I have written to Mr. H. Wilson, Box 2658, Juneau, Alaska, the contents of which are self explanatory.

Will you kindly arrange to prepare a Contract of Sale for signature by D. Allan Locke, Treasurer of the Board, and by Mr. H. Wilson, the purchaser, for the sale to him of Lots B-2 and B-3, Haines, Alaska, at a purchase price of \$3,000. We will be responsible for your attorney's fee for representing us at the closing of this transaction and for the cost of federal stamps. The contract should provide for a deposit of 10% of the purchase price which is \$300, the balance of \$2,700 to be paid at the closing. The cost of examination of title, if any is to be made, is to be borne by the purchaser. The contract should provide also that if for any reason we are unable to convey a merchantable title, the deposit will be refunded and the sale thereby terminated without liability to either party.

The deed will be on the form usually given by the Board, a copy of which is enclosed for your information and that of Mr. Wilson.

Sincerely yours,

Lucien H. Tribus
Legal Counsel

LMT:D

Enc.

cc: Mr. H. Wilson

Rev. Donald A. Schwab

Dept. of Educational & Medical Work

CLASS OF SERVICE

This is a full-rate Telegram or Cablegram unless its deferred character is indicated by a suitable symbol above or preceding the address.

WESTERN UNION

W. P. MARSHALL, PRESIDENT

1201

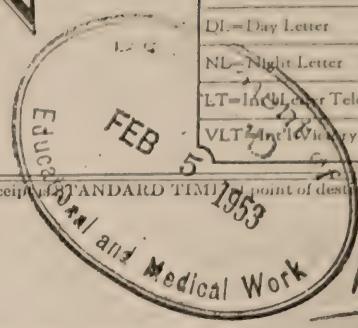
SYMBOLS

DL	= Day Letter
NL	= Night Letter
LT	= Local or Telegram
VLT	= Victory Ltr.

The filing time shown in the date line on telegrams and day letters is STANDARD TIME at point of origin. Time of receipt (STANDARD TIME) at point of destination

RP LAC7

L.CDUC15 NL PD=WUX CD NEWYORK NY 30=

KATHARINE E GLADFELTER CARE ALLISON JAMES SCHOOL=
SANTA FE NMEX=

HAVE FINE OFFER 1500 EACH FOR LOTS B-2 AND B-3 HAINES ALASKA
FROM H WILSON, ELDER, NORTHERN LIGHTS CHURCH, WILSON WILL
BUILD DRUGSTORE WHICH IS MUCH NEEDED IN HAINES. THIS IS THE
FIGURE WHICH I QUOTED AS PER LAST CONFERENCE WITH YOU.

PLEASE WIRE=

LUCIEN H TRUBUS=..

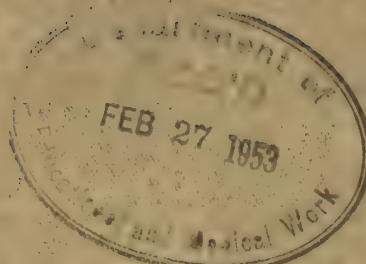
Reply to Mr. Trubus from S. Haines

2-2-53

Approve sale two Haines lots Wilson as
recommended your telegram January 30.

THE COMPANY WILL APPRECIATE SUGGESTIONS FROM ITS PATRONS CONCERNING ITS SERVICE

Katharine E.
Gladfelter



February 25, 1953

RE: HAINES, ALASKA
Lots B-2 and B-3 of 'B' Tracts
(Harvold E. Wilson)

Faulkner, Banfield & Boochever
P.O. Box 1121
Juneau, Alaska

Attn: N. C. Banfield, Esq.
Dear Mr. Banfield:

I enclose herein duly executed deed conveying Lots B-2 and B-3 of 'B' Tracts in U.S.Sur.735 as shown on the Muncaster map, to Harvold E. Wilson at a purchase price of \$3,000 together with duly executed contract which has been executed by D. Allan Locke, Treasurer of the Board. We have kept one copy of this agreement for our files. You may either return to us a copy of the agreement executed by Mr. Wilson or, as you state in the last paragraph of your letter of February 19th, deliver the deed to him upon payment to our account of the sum of \$3,000, which sum you will forward to my attention by bank check.

Sincerely yours,

Handwritten signature of Lucien H. Tribus.

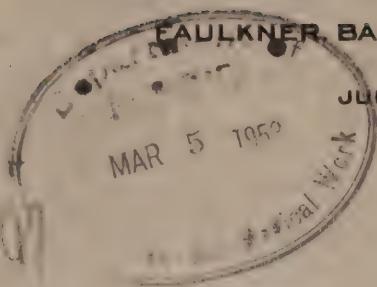
Lucien H. Tribus
Legal Counsel

LMT:D

Enc.

cc: Dept. of Educational & Medical Work

HERBERT L. FAULKNER
NORMAN C. BANFIELD
ROBERT BOOCHEVER



LAW OFFICES OF
FAULKNER, BANFIELD & BOOCHEVER
P. O. BOX 1121
JUNEAU, ALASKA

miss Gladwell
for her files

Post

#.H.

B. Harris (initials) (initials)
March 2, 1953. Wilson

Board of National Missions of the Presbyterian
Church in the United States of America,
156 Fifth Avenue,
New York 10, N. Y.

Atten: Mr. Tribus.

Gentlemen:

In accordance with Mr. Tribus' letter of Feb. 25, 1953 we have sold two lots to Mr. Harvold Wilson by delivery of your deed. We enclose his check, duly certified, for the full purchase price of \$3,000.00.

The agreement was not used.

Mr. Wilson says he will excavate a basement next summer and hopes to eventually build a concrete building with stores and offices. Such an improvement will increase the value of your property.

We are quite sure an 8" pipeline for transportation of motor fuels will be constructed from Haines to Fairbanks, Alaska. It will be some help in stimulating the economy of Haines. Any further developments will be brought to your attention.

Yours very truly,

N. C. Banfield
N. C. Banfield

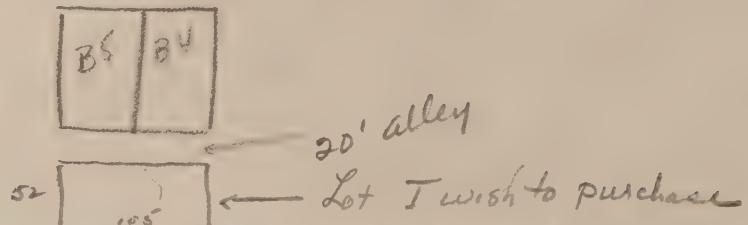
HAINES LUMBER COMPANY, INC.
Haines, Alaska

October 26, 1953

Mr. Lucien Tribus
Board of Missions Presbyterian Church
New York 10, N. Y.

Dear Sir:

I'm interested in purchasing the lot in back of the existing property we now own. This lot is located as follows:



I am offering you \$500.00 for this lot and if this is suitable with you I will mail you a check for the full amount upon learning of your acceptance. If you will not sell will you give me an option to purchase and a lease to use it till your plans for this property are perfected. I have a definite need for this ground and am anxious to get started laying out the project as soon as I hear from you should your decision be favorable to me. My plan is to put a warehouse for Building Material on this ground should we get the go ahead. I'd appreciate a wire collect regarding this matter, as I'm late already.

Sincerely yours,

John J. Schnabel

Law
99
RP
Mr. Tribus
Miss Gladfelter

Nov. 2, 1953

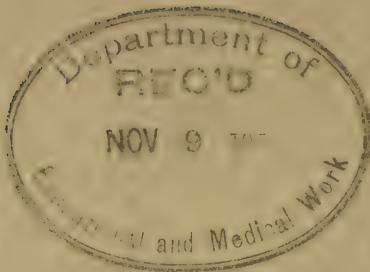
Proj.
4
Samuel

The Board has approved only the sale of Main Street property between Third and Second Avenues.

Until we have some idea of how Haines will develop and know what land, if any, we should ask the Board to open up for sale next, I am not in favor of any further sales or of a lease. My answer to Mr. Schnabel would therefore be "no", that at present the Board has approved only the sale of lots in the Main Street block where his present holdings are.

K. E. Gladfelter

KEG:mr



November 6, 1953

Re: Haines, Alaska
(Lots)

Mr. John J. Schnabel, General Manager
Haines Lumber Company, Inc.
Haines, Alaska

Dear Mr. Schnabel:

As soon as I received your letter of October 26, 1953, I communicated with Miss Katharine E. Cladfelter, Secretary of our Department of Educational & Medical Work.

I have been requested to advise you that the question of opening up the rest of our property for sale is under consideration. Most probably I will be coming to Alaska in the spring and will stop at Haines among other places. In the meantime we are not interested in considering your offer.

I hope to have the pleasure of seeing you on my next visit.

Sincerely yours,

Lucien H. Tribus
Legal Counsel

LMT:D
cc: Dept. of Educational & Medical Work

(P)

(W) Mr. Tribus
Miss Gladfelter

June 29, 1954

I am returning herewith the telegram from Mr. Schnable of the Haines Lumber Company which came down to me last week.

I have checked back over previous correspondence to see what property Mr. Schnable wishes to lease and find that it is the lot on Third Avenue behind his present holdings. I feel strongly that we should not enter into this lease since Mr. Schnable wishes to use ~~the lot~~ for commercial purposes and we have applications for purchasing pending from other commercial firms, one of them The Columbia Lumber Company of Juneau. In other words, I believe in fairness to all concerned we should not release additional property to one interested party until we have done our planning for the property as a whole and are ready to consider all offers.

Katharine E. Gladfelter

KWG:md
Attached

cc: Dr. Armstrong

HAINES HOUSE

Work started in 1880 by Dr. Sheldon Jackson, as a day school taught by native wife of American trader—64 pupils, 5 books. In 1921, after several changes, organized as home for Alaskan children. Haines House now has capacity for 40 boys and girls.

Director, Mr. Allan H. Frank. Staff of 10.

Why the work was started

To Sheldon Jackson, pioneer Alaska missionary, education was part of the preaching of the gospel. As first U. S. General Agent of Education, he opened schools throughout the territory. The southeastern part of the area was quite thickly populated. The children needed education, and the school was begun.

Changes

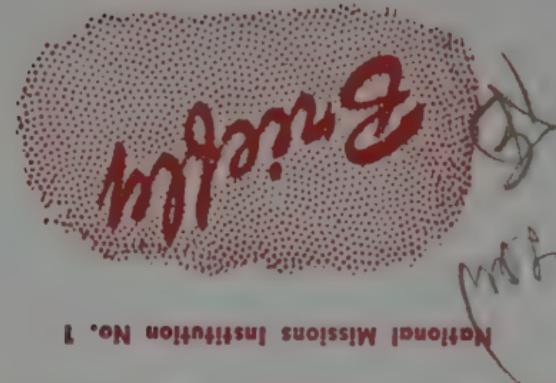
The Rev. E. S. Willard and his wife came in 1881. A house was provided and land was bought. After serious early difficulties, arising from isolation, lack of supplies, and the prevalent belief in witchcraft, the mission station was well established.

Haines was made a post office, but for a long time there was only one ship a year. The day school was transferred to the government, a church was started and then, in 1896, was destroyed by fire. But the next year the great gold rush to the Klondike began, and, as Haines was a seaport near the gold-rush center at Skagway, a colony of Americans developed. New buildings were put up for the mission, including a home for children where industrial training was given. This was later discontinued, and the building remodeled for hospital and dispensary service.

When a new government hospital was opened in Juneau, the capital, and other medical service was planned, for a while the mission building was not used. Meanwhile churches, government welfare workers, and others were asking the mission and the Board to do something for children who needed a home. That led, in 1921, to the establishment of Haines House for children, in the former hospital building.

Life at Haines

The boys and girls, living in the two cottages that form "Haines House," keep the staff of ten



more than busy. The children come in some cases from broken homes, where illness or death or unsuitable family conditions make it undesirable for them to remain. In other cases they come because their parents live beyond the reach of schools and Christian churches, and want their children to have these advantages. As far as a group of this size can live the life of a normal, cheerful Christian family, they live that life at Haines. The boys and girls attend the village school (which includes both white and native pupils), help with the work about the house and farm, go fishing and on picnics, attend church and Sunday school, grow up in an atmosphere where they learn to know and love Jesus Christ as Friend and Guide in every situation.

Some can return home in a short time. Others stay until they finish grade school. On leaving Haines, some continue school, either at Sheldon Jackson Junior College in Sitka or at a government institution. Others go to work, but with the advantage of the good background of Haines House.

The work continues

The need for special care for children is always present, and is particularly marked wherever two races are in contact. Not only the churches and the Christian community, but the Alaska Native Service, and the Territorial Department of Welfare appreciate Haines House and refer children to it. Admittance now is solely on the basis of need, not race. This Presbyterian project continues to be of wide value throughout the southeastern part of the territory.



Haines Mission Property (about 1947)
3rd Street (from the school to Highway)
was constructed in 1951



C O P Y

321 Boston Street
Seattle, Washington
October 18, 1954

John Schnabel
Haines AAA

Dear John:

Your letter received, and glad to hear of your planning expansion. I still have the hopes of building, and never did entirely give up that idea; however, my thoughts on this subject are: It seems to me it would be foolish to build a building the size I anticipated on a rental basis, with only the oil line boom in sight. I have felt all along and still feel something else will hit Haines which will warrant this type of rental construction. That mountain of iron deal could pop, or a couple of other mentioned projects could hit over night and make a large city.

I would hate to ever had it said that I stopped progress now. My guess is that you are in pretty good with the Presbyterian Board of Missions in New York, so why don't you write them explaining your plan of building, and that you have to have my lot next to yours, otherwise it is a stopped project, and that you consulted with me and I am willing to sell you my lot if they will in turn sell me the lot adjoining my two lots on the south side. If you care to, you can mention I have the intention of building a drug store with office rental on the second floor, therefore this will all sound more convincing, in the event they might be sceptical on just what developments might be taking place.

I really don't care about selling these lots, John. Of course, if some outsider came along and offered a crazy fabulous price, well that would make a person wonder who is crazy, so consequently I naturally would sell and so would you.

If you can swing the above deal, and the Missions will sell me the lot next to mine for the same price or regardless of price, you can have my lot next to you for whatever they charge for the lot next to mine. In other words, it amounts to replacing the lot. I will even go farther: if you happen to be short on finances, I will buy the lot and you can pay me on some sort of mutual agreement that will be satisfactory to both of us.

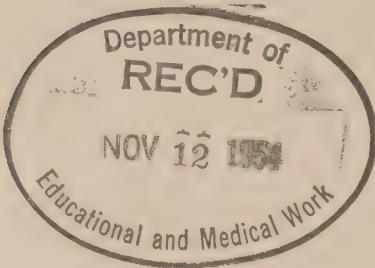
Suggest you get on this right away, as I would like to see you have this lot, and it's immaterial to me; a lot one way or the other wouldn't make the slightest difference to me.

Trusting to hear from you on this subject, and feel they will not question a transaction of this type, when properly explained.

Regards to you and family.

/s/ Bill Wilson

Haines House
Haines, Alaska
Owned and operated by
Board of National Missions
of the
Presbyterian Church in the United States of America



Miss Katharine Gladfelter
156 Fifth Avenue
New York 10, N.Y.

Dear Miss Gladfelter...

I am enclosing a letter from Bill Wilson to Mr. Schnable of Haines. It is amusing so I thought you would like to read it.

Mr. Schnable came in to talk to me and said that he, Mr. Powell and some others are planning on an apartment hotel on the property he had but they need additional land. They approached Mr. Wilson and this enclosed letter is the answer.

After a talk with Mr. Schnable he said that he is prepared to give \$3,000 for the lot that Wilson would need to replace the one they need from Wilson.

This seems to be a good price and if it accelerates development will be better than holding up the progress of this area. I have told Mr. Schnable that there is no assurance on purchase.

11/6/54

Most sincerely yours
R. Rolland Armstrong
R. Rolland Armstrong

Miss Gladfelter
Miss Goddard
Haines Property

November 19, 1954

I have not shared the attached correspondence from Mr. Armstrong with Mr. Tribus as yet, but I asked Lillian ^{if} she heard anything about this when she was at Haines. She said that Dr. Armstrong did mention it briefly, his feeling being that the proposal to build an apartment hotel on the property was something which might help the boom which some are expecting but which others doubt. He also thought that the price offered was very good as it was about twice as much as the other lots have brought. Also, he thought that Mr. Schnabel would be anxious enough to secure the property to even offer a higher figure.

I called Miss Windham's attention to the fact that we had written several people that we were not interested in selling additional property until the whole plan had been studied, but she thought that the fact that this was someone who already had property might alter the situation, as we would not be opening up land to any new people. There is a question about this, however, and I believe there have been inquiries about these particular lots, and we have promised to keep all offers in mind.

I am attaching a map on which the lots sold are marked. I presume the proposal would be that Mr. Wilson would sell Lot #3 to Mr. Schnabel, and we sell Lot #1 to Mr. Wilson. At one time Mr. Schnabel made a request to purchase land in back of his present holdings, but this was turned down.

Florence M. Goddard

FMG:db

100
10
W

INTER-OFFICE CORRESPONDENCE
BOARD OF NATIONAL MISSIONS

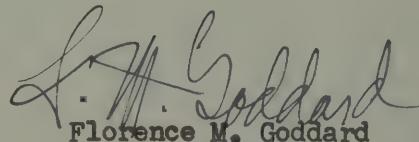
TO Miss Gladfelter
FROM Miss Goddard
RE: Haines Property

DATE November 19, 1954

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Florence M. Goddard

FMG:db

11/26/54

Haines, Alaska prospects

From M. Subus Office

Columbia Lumber Co. of Alaska
Thos. A. Morgan
Juneau

Haines Development Co.
M. Young, Secy. - Treas.
Box 1387, Haines

Crown Life Ins. Co. - John Dobler
329 Distin St., Juneau

J. B. Warrack Co.
400 Second Ave., West
Seattle 99, Wash.

Joseph C. Laska
c/o Kismet Early Co., Pouch #1
Fairbanks, Ak.
(Inquiry thru Pacific First Fed. Savings & Loan Assn.
204 S. 11th St.,
Tacoma, 1, Wash.

Bud S. Selteneich
929 Sixth Ave., Fairbanks, Alaska

Howard Robinson

Harry W. Wolff
Box 171, Fairbanks

Carl W. Heinmiller
Box 71, Haines

Through Lake) white
for the business need
C 10 - on = 41
2000 + a

During a party we
had for relaxation

Haines Day - 1/7/52
P + B1 - 3500

Woo hoo we have
a guest -

Refined and down
easy and pleasant

Haines 1/2/52
P + B1 - 1

Mr. Tribus
Miss Goddard
Haines Property, Haines, Alaska

November 30, 1954

Attached is a copy of a letter received from Dr. Armstrong together with a letter from Mr. William Wilson regarding Haines property. Apparently the lot or lots which Mr. Wilson would wish to purchase would be B-1 and possibly B. Since we had previous offers for these lots which we turned down with the statement that we were not ready to sell but that we would keep the offers in mind, we feel that an opportunity should be given to former inquirers to make a new bid. We would therefore ask you to look up your correspondence and write to those who were interested and made offers on these particular lots. I asked Mrs. Doremus to give me a list of these people, but the list which she has given does not show the lots in which they were interested, and I believe a number of these were inquiring about plots in other locations.

Florence M. Goddard

FMC:db

Enclosed:

copy of Dr. Armstrong's letter to Miss Gladfelter
copy of Mr. Wilson's letter to Mr. Schnabel
copy of Miss Goddard's letter to Dr. Armstrong

November 30, 1951

My dear Dr. Armstrong:

As Miss Gladfelter is away from the office today in attendance at the meeting of the Council of Churches, she has asked me to write you concerning your letter of November 6 with the copy of a letter from Mr. William Wilson. We have discussed this question of the sale of the property in an office conference, and since there were others who were interested in the lot in question but who were refused because of the overall plan we hoped to set up, we feel that they should be given an opportunity to bid. Consequently we are asking Mr. Tribus to write to these persons and give them such an opportunity.

In the meantime we would suggest that you write to Mr. Wilson and ask him to write directly to the Board giving us his proposal. We would also suggest that he try to get a higher price from Mr. Schnabel for the property.

We are making a copy of Mr. Wilson's letter for our files and returning the original to you.

Very sincerely yours,

Florence M. Goddard
Assistant in the Department of
Educational and Medical Work

Dr. R. Rolland Armstrong
Haines House
Haines, Alaska

FMG:db

cc Mr. Tribus

Yards	Set sold	Price
B-2 - Wilson	"	1500
B-3	"	1500
B-4	Schmidt	1500
B-5 -	Schmidt	2000

December 1st, 1954

My dear Dr. Armstrong:

Since writing you about the question of the sale of additional land to Mr. Wilson so that he might exchange some of his present holdings with Mr. Schnabel, we have discussed the matter with Mr. Tribus and have gone over the list of prospective purchasers who were interested in property in this particular block, and find that the Haines Development Company is the only one to whom we actually wrote that we could not consider their offer at the time as a further study was being made of the property. They, I believe, were interested in lots B and B-1, and we wonder whether you have heard anything more about their interest. We shall probably write to them to see if they wish to renew their offer, or increase it.

Others who were interested in property in this block were Mr. Joseph Laska of Fairbanks, Mr. Bud Seltzreich of Fairbanks, and Mr. Carl W. Heinmiller of Haines. Mr. Laska did not indicate for what he wished to use the property, and his offer sounded as though he was simply interested in purchasing to hold for speculation. In the cases of the other two, we suggested that they make better offers if they were interested. Neither one came back with any better offer, so the correspondence was dropped there.

We thought that you should have this information in case any of these people happen to raise questions with you. If you have written to Mr. Wilson as we suggested, we would be interested to know whether you have had any further word from him.

Very sincerely yours,

Florence M. Goddard
Assistant in the Department of
Educational and Medical Work

Dr. R. Rolland Armstrong
Haines House
Haines, Alaska

FMG:db

cc Mr. Tribus

165 AD
165
Mr. Tribus
Miss Goddard
Haines Property

December 14, 1954

This is to follow up our conference the other day in regard to a follow up on these properties, and to ask that you write to Mr. M. Young, Secretary-Treasurer, The Haines Development Co., Box 1387, Haines, to inquire if he is still interested in the property on Main Street between Second and Third Avenues, in which he expressed an interest previously. If so, we would suggest that he submit an offer and indicate the use to which he would plan to put the property in case it were sold to him. I am attaching a copy of the letter we are writing to Mr. Armstrong.

Florence M. Goddard

FMG:db

Att. copy of letter to

Dr. Armstrong

Ed. Med.

1/1

law 16
1/1



December 17, 1954

Re: Haines, Alaska *Property*

Haines Development Company
Mr. M. Young, Secretary-Treasurer
Box 1387
Haines, Alaska

Dear Mr. Young:

I would appreciate having word from you as to whether or not you are still interested in purchasing any of our property on Main Street between 2nd and 3rd Avenues in Haines. You will recall that at one time you were interested in such a purchase.

Sincerely yours,

Lucien H. Tribus
Legal Counsel

LHT:DP

cc: Dept. of Educational & Medical Work ✓

4

Haines House
Haines, Alaska
Owned and operated by
Board of National Missions
of the
Presbyterian Church in the United States of America

Dec. 30, 1954



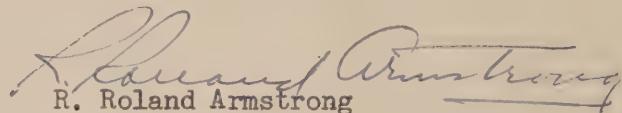
Miss Florence M. Goddard
156 5th Avenue
New York 10, New York

Dear Miss Goddard,

In reference to your letter of December 14th on the Haines property. I find it rather difficult to follow your suggestion of approaching Mr. Wilson about the purchase of lots C and B 1. The letter that you have in your files from Mr. Wilson indicates that he was working through Mr. John Schnabel. The best approach in this matter would be for me to write Mr. Schnabel asking him to contact Mr. Wilson, and have Mr. Wilson make a direct offer to the Board of National Missions. The other alternative would be for us to ask Mr. Schnabel to make a direct offer and suggest that he might reconsider the \$3000.00 offer he has already made.

I have heard nothing from the men you mentioned in your December 14th letter.

Most sincerely yours,


R. Roland Armstrong

RRA:em

1/12/55
105
P
1000
January 10, 1955

My dear Dr. Armstrong:

Thank you for your letter of December 30 answering our question in regard to the Haines property. Since you think that it would be better to take up with Mr. John Schnabel the question of the lots B and B-1 in which Mr. Wilson is interested, we are perfectly willing to have you do that. We understand that you will ask him to suggest to Mr. Wilson that if he wishes to make an offer, he send it directly to this office.

Mr. Tribus has written to the Haines Development Co., which seemed to be the only one which had been particularly interested in this property, but as yet we have not heard from them. We shall, of course, let you know what we do hear.

Very sincerely yours,

Florence M. Goddard
Assistant in the Department of
Educational and Medical Work

Dr. R. Rolland Armstrong
Haines House,
Haines, Alaska

FMG:db

R.E. 6

Re Haines property

Here is Mr. Schubel's offer
You will recall we
asked Mr. Cubbs to contact
the Haines Dev. Co. which
had made an offer, some
time ago for this lot. This
he did on Dec 17 but there
has been no reply as yet.
I wonder how long we
should wait.

This is a good offer
since he is ready to pay
3000 for 1 lot. The other
lots have sold to him at
1500 each -

over

Mr Spurz also brought
down the large map
which Mr Irving
had prepared. I told
him we did not need
it as the small one
would serve. He was
very anxious to have you
see it as he thinks Mr
Irving should be consulted
so it is in my office
Please have at it
when you can

Fulks

2/23
new
AD
Mr. Lucien H. Tribus
Miss Katharine E. Gladfelter

January 26, 1955

I am returning herewith the last communication from Mr. Schnabel in Haines about lot B-1, which he wishes to purchase and then exchange with Mr. Wilson for lot B-3 which joins the property he now owns. If Mr. Schnabel is willing to offer \$3,000 for this lot, which is more than he paid for ~~either of~~ the two lots which he purchased a couple of years ago, it is a safe guess that real estate values in Haines have risen. We recommend, therefore, that we write him that we are willing to sell this lot at \$3,500. I feel strongly that we should at least ask for more than he has offered with the thought in the back of our minds that there might be some common meeting ground in between!

Katharine E. Gladfelter

KEG:md
Att.



January 28, 1955

RE: HAINES, ALASKA
Lots

Haines Lumber Company, Inc.
Haines
Alaska

Attn: Mr. John J. Schnabel,
General Manager

Dear Mr. Schnabel:

Please excuse the delay in answering your good letter of January 8, 1955, which has been given careful consideration by the proper authorities of this Board.

I have been requested to write you that we are willing to recommend the sale of Lot B-1 to you at a purchase price of \$3500 cash. If you prefer terms, I will of course submit these to the Board in the event a cash price is not satisfactory.

Sincerely yours,

Lucien H. Tribus
Legal Counsel

L:T:D
cc: Dept. of Educational & Medical Work

HAINES LUMBER COMPANY, INC.
Haines, Alaska

Feb. 25, 1955

C O P Y

Mr. Lucien Tribus
Board of National Missions
156 Fifth Avenue
New York, New York

Dear Sir:

I have been traveling around the states the past month and it has taken time to get the necessary thinking together in order to answer you. I will be back in Haines about the last week in March and things should be again normal and less delay.

We accept your price on Lot B-1 for \$3500 and as soon as I return to Haines and hear from you as to the acceptability of terms I will send you the down payment. We would like to pay \$500.00 down and the balance quarterly over a period of 30 months with interest at 6%. We hope that the Board will accept the terms and that we can get an answer by early summer. We have received assurance from our architect that our plans will be ready by the first of May.

Sincerely yours,
HAINES LUMBER COMPANY

John J. Schnabel (signature) Gen'l Mgr.

MEMO. TO: Miss Katharine E. Gladfelter
FROM: Mr. Lucien H. Tribus
RE: Haines, Alaska — Lot B-1

February 28, 1955

Attached please find letter from John J. Schnabel, General Manager, Haines Lumber Company, Inc., dated February 25, 1955, accepting our offer to sell Lot B-1, Haines, Alaska, to him for a purchase price of \$3500 providing we agree to the following terms, namely:

\$500.00 down and the balance quarterly over a period of 30 months with interest at 6%

You will note that Mr. Schnabel offers to pay interest on the unpaid balance of 6%. This will give us a considerable additional return.

I recommend that I be authorized to accept this offer. If you agree, please sign the attached copy of this memorandum in the lower lefthand corner thereof and return it to me and I will then make arrangements to close the transaction.

Lucien H. Tribus

Lucien H. Tribus
Legal Counsel

LHT:D
Attach.

I agree with the above recommendation:

Katharine E. Gladfelter
Katharine E. Gladfelter

Date: , 1955

March 3

C. Tad. file copy

Pawp
H.H.

March 14, 1955

My dear Mr. Frank:

In order that you may be fully informed in regard to matters pertaining to the Haines House property we are writing to let you know that approval has been given for the sale of lot B-1 to Mr. Schnabel. As you know he had previously purchased lots B-5 and B-4 and it is our understanding that he was anxious to secure lot B-3 which had been sold to Mr. Wilson. The plan therefore was for him to buy B-1 and trade it with Mr. Wilson for B-3. Mr. Tribus is taking care of the details of this sale.

Very sincerely yours,

Florence M. Goddard
Assistant in the Dept. of
Educational and Medical Work

Mr. Allan Frank
Haines House
Haines, Alaska

FMG:cmh

Mr. Lucien H. Tribus
Miss Goddard - Ed. & Med. Dept.
Haines, Alaska - Lot B-1

March 7, 1955

I am returning the correspondence in regard to the sale of Lot B-1 to Mr. John J. Schnabel for \$3500. Miss Gladfelter has signed the authorization to accept the offer on the basis of the following terms:

\$500.00 down and the balance quarterly over a period of 30 months with interest at 6%

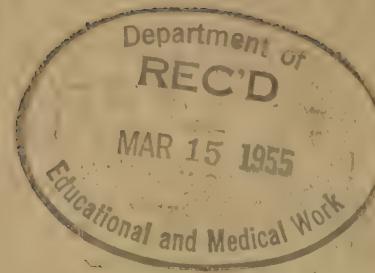
We are returning this authorization herewith.

We would ask that when the down payment of \$500 is received it be sent to this office so that we can turn it over to the Treasury with the information regarding the proper credit.

Florence M. Goddard

FMG: cmh

Att.



March 14, 1955

Re: Haines, Alaska
Lot B-1

Mr. John J. Schnabel, General Manager
Haines Lumber Company, Inc.
Haines, Alaska

Dear Mr. Schnabel:

I have been authorized to advise you that we will accept your offer for the purchase of Lot B-1, Haines, Alaska, at a purchase price of \$3500 on the following terms: \$500. down and the balance quarterly over a period of 30 months with interest paid on the unpaid balance at the rate of 6% per annum, - interest and principal payments both to be made quarterly.

This acceptance is conditioned upon your signing a properly drawn agreement prepared by our attorneys, Paulmer, Banfield & Rochever of Juneau, Alaska, who are receiving a copy of this letter with the request that they get in touch with you in the near future.

Sincerely yours,

Paulmer, Banfield & Rochever

L.A.T.

Lucien A. Tribus
Legal Counsel

INT:D

cc: Paulmer, Banfield & Rochever
Dept. of Educational & Medical Work ✓

Edith
LMW
March 14, 1955

Re: Haines, Alaska
Lot B-1

Faulkner, Banfield & Bochever
P.O. Box 1121
Haines, Alaska

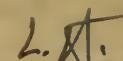
Attn: N. C. Banfield, Esq.

Dear Mr. Banfield:

Enclosed you will find copy of a letter I addressed to Mr. John J. Schnabel, General Manager, Haines Lumber Company, Inc., Haines, Alaska, under today's date, which is self explanatory.

Kindly arrange to get in touch with Mr. Schnabel and close this transaction.

Sincerely yours,



Lucien V. Tribus
Legal Counsel

LMT:D
Enc.
cc: Dept. of Educational & Medical Work ✓

HERBERT L. FAULKNER
NORMAN C. BANFIELD
ROBERT BOOCHEVER
FRANK M. DOOGAN

LAW OFFICES OF
FAULKNER, BANFIELD & BOOCHEVER
P. O. BOX 1121
JUNEAU, ALASKA

(2)
MORTGAGES & PROPERTY
RECEIVED

MAR 23 1955

March 16, 1955

Mr. John J. Schnabel
General Manager
Haines Lumber Company, Inc.
Haines, Alaska

Re: Board of National Missions property

Dear John:

I have received a letter from the Board of National Missions of the Presbyterian Church stating that you desire to purchase Lot B-1 of U. S. Survey #735 in Haines for the purchase price of \$3,500.00 payable \$500.00 down and \$300.00 at the end of each quarter year after the agreement is made with interest on the unpaid balance at six percent per annum.

I would like to know if you personally are taking this agreement or whether it should be with Haines Lumber Company, Inc.

I will prepare the agreement as follows:

1. To be signed by you as president on behalf of Haines Lumber Company, Inc., if it is to be the purchaser.
2. The payments will be payable at the office of the Board of National Missions in New York.
3. When you have completed the payments, the Board will send you a deed from its New York office.
4. Any assessments for improvements or taxes levied on the property prior to the execution of the agreement will be paid by the Board of National Missions and any levied or assessed after the date of the agreement will be paid by you.
5. A provision will be inserted in the contract to the effect that you will not build any structures on the land which could result in a lien being created against the land. You of course will have the privilege of paying off the balance ahead of schedule so that if you should desire to construct a building, you can always pay up the balance of the contract and then go ahead with your construction.
6. The Board will deliver a warranty deed when you have completed your contract.
7. There will be no restrictions in the deed.

I am sending a copy of this letter to the Board of National Missions and if there is no objection from either party as to these provisions, I will proceed

to prepare a contract for your signature as soon as I hear from you.

Yours very truly,

N. C. Banfield
N. C. Banfield

NCB:lf

cc: Board of National Missions
✓ Department of Education and Medical Work

Mr. Tribus



March 24, 1955

R : PALMER, ALASKA

Deakner, Banfield & Bochever
P.O. Box 1121
Juneau, Alaska

Attn: H. C. Banfield, Esq.

Dear Mr. Banfield:

I wish to acknowledge receipt of the copy of letter of March 16, 1955, to Mr. John J. Schnabel and I am writing you immediately in order to make clear to you the Board's position.

In the first place, in number 6. of your letter to Mr. Schnabel your letter states: "The Board will deliver a warranty deed when you have completed your contract." This is to advise you that under no circumstances does the Board give a warranty deed. We did not do so in our prior sale to Mr. Schnabel which I believe was handled through your office. We always use the same form of deed which simply contains a covenant against the grantor's acts. I enclose a copy of the regular form of deed used by this Board for your information. Therefore, the contract with Mr. Schnabel must state that the deed will be on the form usually used by the Board of National Missions.

Secondly, the contract must provide that the examination of title and the cost thereof are to be at the expense of the purchaser. If the examination of title indicates that there are any legal conditions which would render the title unmerchantable, Mr. Schnabel shall have the privilege of cancelling it and the Board will return the down payment. This particular provision of the contract must also provide that the Board may not be forced to remove any conditions of an unmerchantable title which such a search may turn up, the right to terminate the agreement to be mutual, and there to be no suit for specific performance on the part of either party. The contract must provide that in the event of a default on the part of the purchaser in making the payments provided therein, that the Board is entitled to right of reentry and that payments made on account of the contract are forfeited to the seller. I believe that there should be a grace period of 30 days. I suggest this because I do not desire to work a hardship on Mr. Schnabel in any way.

Next, our agreement is to be with Mr. Schnabel personally and not with the Paines Lumber Company. If when Mr. Schnabel receives title he wishes subsequently to convey to his lumber company, that of course is his privilege. We are, however, at the present time interested in dealing only with Mr. Schnabel himself. We will not accept a contract signed by a corporation.

With kind regards, I am

Cordially yours,

Lucien J. Tribus
Legal Counsel

Urged
cc: Mr. John J. Schnabel

Dept. of National Medical Work

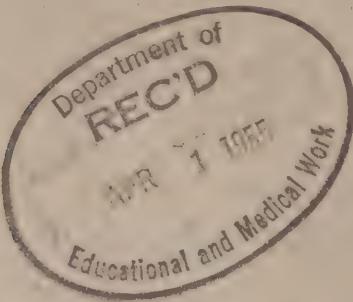
Ex. of Recd.

**MORTGAGES & PROPERTY
RECEIVED**

AF. = 1955

HERBERT L. FAULKNER
NORMAN C. BANFIELD
ROBERT BOOCHEVER

LAW OFFICES OF
FAULKNER, BANFIELD & BOOCHEVER
P. O. BOX 1121
JUNEAU, ALASKA



March 29, 1955

Mr. John Schnabel,
Haines, Alaska.

Re: Haines, Alaska
Mission Property.

Dear John:

By this time you have received Mr. Tribus' letter of March 24. I have received your letter of March 26th stating that you would rather wait a little while before making the initial payment. I suggest that when we get the terms settled, I prepare the papers, send them to you and you send them to New York with your check when you are ready. The Board would not want to wait indefinitely so I suggest you agree to mail the papers and the check not later than May 10th.

The form of deed which the Board uses is simply a quit-claim deed except that it warrants that it has not done anything or permitted anything to be done which has encumbered the property. This means that there may be some defect in title but that the Board has not allowed any mortgage, tax lien or other lien to be placed against the property while it has owned the property. You will have to satisfy yourself that the title is satisfactory.

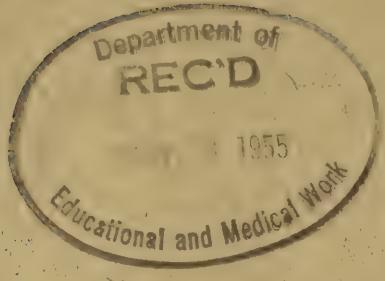
You further note that the contract must be with you personally.

As soon as I hear from you I will prepare the papers but want to be sure you agree to the Boards conditions.

Yours very truly,

N. C. Banfield
N. C. Banfield

cc Mr. Tribus
Dept. of Educ. & Medical Work



May 2, 1955

Re: Haines, Alaska
Lot B-1

Mr. John J. Schnabel
Haines Lumber Company, Inc.
Haines, Alaska

Dear Mr. Schnabel:

Reid &
credited to
Haines prop ac
16
15
14

Thank you very much for your \$500.00 check #801 which we have deposited to our account. We enclose herein signed agreement dated the 22nd of April, 1955. Please note that pursuant to the terms of this agreement the purchase price of the premises described therein is \$3,500.00 and that there is an unpaid balance of \$3,000 payable in instalments of \$300.00 each with interest at 6% per annum, said instalments to be paid quarterly from the date of the agreement, the entire unpaid balance to be due and payable thirty months from April 22, 1955, at which time we will be prepared to deliver to you a deed, using the standard form always used by this Board - which deed contains a covenant against the grantor's acts.

We are glad to have this opportunity of doing further business with you and wish you every joy and success in the future use of the premises.

Sincerely yours,

L.H.T.
Lucien H. Tribus
Legal Counsel

LHT:D
Enc.
cc: Dept. of Educational & Medical Work ✓

X the
Copy

AGREEMENT

THIS AGREEMENT, made this 22 day of April, 1955, between the BOARD OF NATIONAL MISSIONS OF THE PRESBYTERIAN CHURCH IN THE UNITED STATES OF AMERICA, as seller, and JOHN J. SCHNABEL of Haines, Alaska, as purchaser,

W I T N E S S E T H:

The seller agrees to sell to the purchaser and the purchaser agrees to buy from the seller that certain part of United States Survey No. 735 situated on Main Street in the Town of Haines, Alaska, and designated as Lot B-1 on a map dated December 6-10, 1949, prepared by W. Muncaster, which lot is more particularly described as follows:

Commencing at a point on the southerly boundary of Main Street in Haines, Alaska, from whence the southeasterly corner of the intersection of Third Avenue and Main Street bears north 80 degrees, 55 minutes west 210.00 feet; thence south 80 degrees, 55 minutes east along said boundary of Main Street 52.5 feet; thence south 9 degrees 05 minutes west 100.0 feet; thence north 80 degrees 55 minutes west 52.5 feet; thence north 9 degrees 05 minutes east 100.0 feet to the place of beginning, together with the tenements, hereditaments and appurtenances thereunto appertaining.

The full purchase price for said land is THIRTY FIVE HUNDRED (\$3,500.00) DOLLARS of which sum \$500.00 has been paid to seller upon the execution of this agreement. The balance of \$3,000.00 shall be payable in installments of \$300.00 together with interest on the unpaid balance at six percent (6%) per annum at the end of each three month period from the date of this agreement, the final payment being due and payable thirty months from the date of this agreement. All payments shall be made to the seller at its office at 156 Fifth Avenue, New York 10, New York.

The seller agrees to make, execute and place in its files at its office above mentioned a good and sufficient deed conveying said property to the purchaser with a covenant that the seller "has not done or suffered anything whereby the said premises have been encumbered in any way whatever". Said deed shall otherwise be without any warranty whatsoever. If the purchaser shall make all payments when due or within a grace period of thirty days thereafter, which grace period is hereby allowed for making any payment, and providing

there has been no other default under this agreement by the purchaser as a result of which the seller has terminated the rights of the purchaser hereunder, then the seller agrees to deliver said deed to the purchaser.

The seller agrees to pay all taxes or assessments levied on said property prior to the date of this agreement and the purchaser agrees to pay all such taxes and assessments levied on said property after the date of this agreement.

The purchaser agrees that until he has paid the full purchase price herein stated he will not construct any buildings or structures on the land which could result in a lien being created against it. The purchaser agrees that he will not use said premises for any unlawful purpose or create or permit any nuisance thereon.

The purchaser may make advance payments and thereby reduce the principal and interest accordingly or pay off the purchase price in full at any time.

The seller does not guarantee the title to said property or that there is no defect in the chain of title except that it does agree that it has not done or suffered anything whereby the premises have been encumbered in any way whatever by the seller. Any examination of title shall be made at the expense of the purchaser. If it should appear from such examination that the title is not merchantable, the purchaser may cancel this contract in which event the payments theretofore made will be returned to the purchaser, but no such return of payments shall be made unless demand is made therefor with proof of non-merchantable title within 90 days from the date of this agreement. If there are any defects in title rendering the same non-merchantable, the seller shall not be under any obligation to remove such defects and the only remedy of the purchaser is to terminate this contract or purchase the property with such defects of title.

In the event of any default in the performance of any term or condition of this agreement by purchaser or the failure to make any payment when due or within the grace period thereafter, the seller may either insist upon specific performance of this agreement by the purchaser or the seller may:

1. Reenter and retake possession of such property removing all persons

therefrom.

2. Remove all property on the premises not belonging to the seller to a place of storage at the risk and expense of the purchaser.

3. Declare this contract terminated and the rights of the purchaser extinguished.

4. Retain all payments theretofore made as liquidated damages and not as a penalty.

In the event of any such reentry or attempted reentry and retaking of possession because of such default, the purchaser agrees to quietly and peaceably surrender said premises to the seller.

The purchaser may use said property and premises for any lawful purpose during the term of this agreement.

This agreement is not assignable to any partnership or corporation but otherwise shall inure to the benefit of and be binding upon the successors, heirs and assigns of the parties hereto.

Time is of the essence of this agreement.

This instrument contains the entire agreement between the parties. There are no oral promises, representations or warranties between the parties regarding any matter or thing connected with or related to the matters and things which are the subject of this contract.

WITNESSES:

BOARD OF NATIONAL MISSIONS OF THE PRESBYTERIAN CHURCH IN THE UNITED STATES OF AMERICA

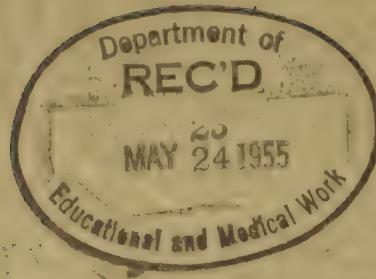
By S. Allen Locke
Title Treasurer Seller

Frances H. Tribus

s/ Don E. Lause (2)
of J.B. House

John J. Schabel
Purchaser

May 23, 1955



Copy

2

3,015.00 (Bal. of purchase price of \$3500 plus int. at 6% from April 22, 1955 to May 22, 1955)

Haines Lumber Company, Inc. Haines, Alaska
Frank J. Schnabel
John J. Schnabel

SALE - HAINES, ALASKA
Lot B-1

(\$500 on a/c - down pt. -
sent to Treas. 5/3/55)

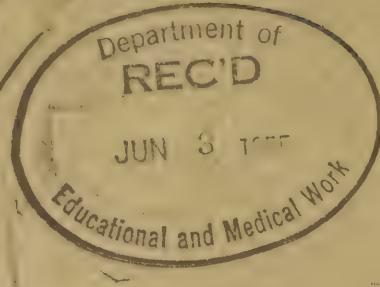
See L. Tribus memo. to Treas. dated May 5, 1955; April 22, 1955 Contract of Sale now terminated.

The absence of an α

B. H. Tribus

L. B. Darenus
by L. B. Darenus
no. Treasury and/or Elgin, Mo.

At. L. Med.
S 163
Law



June 2, 1955

Re: Haines, Alaska
Deed to John J. Schnabel -
Lot B-1

Mr. John J. Schnabel, General Manager
Haines Lumber Company
Haines, Alaska

Dear Mr. Schnabel:

I enclose herein duly executed deed conveying to you Lot B-1 of 'B' Tract in U.S.Sur.735 as shown on the Muncaster map, to which documentary stamps have been attached. Your check in the amount of \$3,015.00, balance of purchase price of \$3,500 with interest, is acknowledged and we enclose herewith formal receipt covering same.

Sincerely yours,

Lucien H. Tribus
Legal Counsel

D.
Enc.
cc: Dept. of Educational & Medical Work

6/26/56

9

6/2

16

7/31

7/31/56

7/31

July 9, 1956

Re: Haines, Alaska

Burke Riley, Esq.
Haines
Alaska

Dear Mr. Riley:

I have had no word from you since you were appointed our resident agent at Haines. You will recall that one of the first matters we asked you to give your attention was the lease to Mr. Schmael of the property which he is occupying as a parking lot. We would appreciate it if you would complete this instrument and send it on to my office for execution just as soon as you can.

We would also like to know how Mr. Muncaster is progressing with his survey and whether you have any news about the church situation.

With kind regards, I am

Sincerely yours,

L.H.T.
Lucien H. Tribus
Legal Counsel

LMF:D
cc:

Ex-2nd
AP
P 9
H.H.
H.H.
September 14, 1956

cc: HAINES, ALASKA
(Lease - with
John J. Schnabel)

Purke Riley, Esq.
Attorney at Law
Haines, Alaska

Dear Mr. Riley:

This acknowledges your letter of September 4, 1956.

I am returning the lease, to which I have added additional paragraphs which are in line with the understanding that Mr. Cox and I had with John Schnabel and with yourself at the time we gave instructions for the preparation of the lease. In the first place, it was understood that Mr. Schnabel would hold the Board of National Missions free from any liability arising out of an accident, causing injury or death to person or persons using the leased property; and secondly, in the event the premises were placed on the tax rolls by the City of Haines at any time during the period of the lease, Mr. Schnabel would be responsible for the payment of taxes; third, we agreed that Mr. Schnabel would have the first option to purchase the premises when same were made available by the Board for sale.

Therefore, I have included in the lease these additional provisions and would request that you have same initialed by Mr. Schnabel and then return the same to me for execution by the Treasurer of the Board.

We are holding Mr. Schnabel's check in the amount of \$25.00 pending closing of the leasehold. When you return the lease for execution, we will have photostatic copies made on our machine and will supply you with same.

Sincerely yours,

Lucien H. Tribus
Legal Counsel

LHT:D
Enc.

cc: Mr. Thos. H. Cox

P.S. We are glad to learn that the City of Haines is taking care of the garbage situation.

001 1-1956

September 28, 1956

RE: HAINES, ALASKA

(John J. Schnabel Lease)

Burke Riley, Esq.

Attorney at Law
Haines, Alaska

Dear Mr. Riley:

This acknowledges receipt of your letter of September 23, 1956 together with the original of Mr. Schnabel's lease which has been executed by D. Allan Locke, Treasurer of the Board, and retained in our files. A photostatic copy of same is sent you herewith.

Sincerely yours,

LWT

Lucien M. Tribus
Legal Counsel

D.
Enc.

cc: Dept. of Educational & Medical Work ✓

Defined
September 28, 1956

25.00 (Haines Lumber Company, Inc. Ck. No. 2003)

Burke Riley *Attala, Alaska*
Attorney at Law *Haines, Alaska*

Annual rental as per Lease dated 9/28/56 with
John J. Schnabel of Haines, Alaska

(Three year lease at annual rental of \$25 payable
in advance September 1st each year)

CC: ED. & MED. ✓

Enclosed 9/28/56

B. A. Tribus

LBD

to Treasury and/or Bldg. and

*Haines
Prov. Agent*

DEPARTMENTAL CORRESPONDENCE
Department of Educational and Medical Work
Board of National Missions

TO: Miss Katharine E. Gladfelter

DATE: January 24, 1957

FROM: Allan H. Frank

STATION: Haines House

SUBJECT: Statement of Assessable Property

Last year I consulted Robert Boochever, Attorney with Faulkner, Banfield, and Boochever, regarding the attached forms. He typed on some such statement as the one I have typed on these forms. I was about to sign them and place them in the mail when I wondered if this should be done through Mr. Tribus's department.

Since the forms are supposed to be returned by January 31 and have just arrived in my office, I thought that I should at least write Mr. Schnabel what I had done with them. I have enclosed a copy of the letter that I wrote him.

LEGAL COUNSEL—Mr. Lucien Tribus
Lillian A. Wincham
Statement of Assessable Real and
Personal Property Located in Haines,
Alaska

January 30, 1957

In Miss Gladfelter's absence, I am sending you herewith two copies of the Statement of Assessable Property which Mr. Frank has forwarded to us, and a copy of his letter to Mr. Schnabel.

Mr. Frank has written as follows:

"Last year I consulted Robert Boochever, Attorney with Faulkner, Panfield, and Boochever, regarding the attached forms. He typed on some such statement as the one I have typed on these forms. I was about to sign them and place them in the mail when I wondered if this should be done through Mr. Tribus' department.

"Since the forms are supposed to be returned by January 31 and have just arrived in my office, I thought that I should at least write Mr. Schnabel that I had done with them."

Will you follow through as necessary?

LAW:md
Atts.

cc: Mr. Frank

Haines 5 & 10¢ Store

HAINES, ALASKA

Feb. 25, 1957

Certified Mail

Mr. Lucien H. Tribus
Board of National Missions of
The Presbyterian Church
156 Fifth Avenue
New York 10, New York

Dear Mr. Tribus:

I talked yesterday with Mr. Wiley from the Mission in regards to the lot I had asked for next to the Boat Harbor property. He told me that the Executive Committee had given their approval on two lots, because there had been another request for the lot that I had asked for, which had been made recently.

The reason for this letter is to ask if my request of last fall will be given consideration over a recent request, as the type of business I had planned for the lot would require the lot next to the Boat Harbor, which as I told you last fall would be a Boat and motor showroom and repair shop for boats and motors behind the show room.

We have assurance that the Boat Harbor will be completed this year and I am anxious to get my plans underway to be ready for the summer boat traffic, and I will appreciate any consideration you can give me on this matter.

sincerely

Kenneth L. Searcey

September 28, 1957

RE: HAINES, ALASKA

Mr. John J. Schmabel
Haines Lumber Company, Inc.
Haines, Alaska

Dear Mr. Schnabel:

The Real Estate Committee has carefully considered the request contained in your recent letter to Mr. Cox and is willing to sell you Lots 7, 8, 9, 10, 11 and 12 in Block "B" as shown on Presbyterian Mission Plat, Subdivision of a Fraction of U.S. Survey No. 735, Scale 1" = 100', dated August 19, 1957, W. Muncaster, Registered Surveyor, Juneau, Alaska, - which survey has now been authenticated by the Board (and is being filed in Judge Kavel's office) - for a total purchase price of \$6500.00, \$1,500.00 down and the balance of \$5,000.00 to be paid over a period of five years in semi-annual instalments of \$500 each with interest at the rate of 5% per annum. We believe that this figure is a very low one but we are conscious of what you have done with the Board property that has been sold to you in the past and we are also cognizant of your plans for the future. It is my understanding that you intend to use part of the property for the construction and leasing of a bank to the First National Bank of Juneau.

Please let me hear from you at your earliest convenience.

Sincerely yours,

Lucien R. Tribus
Legal Counsel

LHT:D
G.S.: Ed. 2 Med.

15

Nov 6, 1957

RE: HAINES, ALASKA

Mr. John J. Schnabel
Haines Lumber Company, Inc.
Haines, Alaska

Dear Mr. Schnabel:

I wrote you on September 28, 1957 regarding your offer to purchase Lots 7,8,9,10,11 and 12 in Block "B" as shown on Presbyterian Mission Plat, Subdivision of a Fraction of U.S. Survey No. 735, dated August 19, 1957. However, I have had no reply to this letter and I naturally would like to know whether you intend to purchase this property.

Please let me hear from you.

Sincerely yours,

L. N. T.
Lucien N. Tribus
Legal Counsel

LNT:D
cc: Mr. Thos. R. Cox
Ed. & Med. ✓

P.S. We have not as yet received the \$25 annual payment due in accordance with lease dated September 28, 1956.

Nov 25, 1957

25.00

John J. Schnabel
Haines Lumber Company, Inc.

Haines, Alaska

Annual rental as per Lease dated 9/28/56 with
John J. Schnabel of Haines, Alaska

(Prev.Ck.to Treas.9/28/56)

CC: ED. & MED. ✓

lin ✓

Miss Haines
MS
AD

Pay
H#

granted 11/21/57

November 29, 1957

RE: HAINES, ALASKA

Mr. John J. Schnabel, General Manager
Haines Lumber Company, Inc.
Haines, Alaska

Dear John:

Block B
Noted
Puff
RJD
RJ

Your letter of November 19, 1957 is acknowledged.

I know that you will be pleased to know that the Chairman of our Real Estate Committee has approved your offer of \$3250.00 for Lots 10, 11 and 12 payable as follows: \$750.00 down as per check in hand in said amount, and the balance of \$2500.00 payable over a period of five years in semi-annual instalments of \$250.00 each with interest computed on the unpaid balance at the rate of 5% per annum, - interest to be paid with each principal instalment.

I am preparing a deed to you and am sending same to our attorneys in Alaska, Faulkner, Banfield & Boochever. They will prepare the usual bond and purchase money mortgage which you can execute. The mortgage will be recorded and returned to this office and the deed delivered to you. I am writing them today so that this whole matter ought to be closed within a short period of time. Our Board will place the necessary revenue stamps on the deed, which conveyance will be made using the description from the filed plat which as you know has been duly processed and is on record at Judge Hevel's office.

Please give my best regards to your wife and children. I expect to be in Alaska next June and I hope this time you and I will be able to take a fishing trip. I am very happy to have you the owner of the lots.

Incidentally, you might let me know what the plan is for a new bank building for Haines.

Sincerely yours,

Lucien N. Tribus
Legal Counsel

LHT:D

cc: Dept. of Educational & Medical Work

750.00
Haines Alaska

(A)

December 3, 1957

750.00 (Haines Lumber Co., Inc. Ck. No. 44)

Haines Lumber Company, Inc.
John J. Schnabel

Haines, Alaska

Block B

on a/c purch. price of Lots 10, 11 & 12 of Presby. Mission
Plat, Subdiv. of U.S. Sur. No. 735, HAINES, ALASKA

Purchaser: John J. Schnabel

Total purch. price - \$3250.00; bal. of purch. price to
be secured by purchase money mtge.

CC: ED. & MED.

ccu ✓

Chgs
✓ Doc
Stamp 15
110
per min. Rechtl 15
In absence of/for
L. B. L. Presby
in presence of/for Recd. 110

HAINES 5 & 10¢ Store

HAINES, ALASKA

C
O
P
Y

DEC. 2, 1957

Mr. Lucien Tribus
Room 801 T
Board of National Missions
156 5th Ave
New York

Dear Mr. Tribus

I am writing in regard to the lease I spoke to you about when you were in Haines. At that time I said that there was no hurry as I did not expect the boat harbor to be done for quite some time. It looks now like it might be done next summer, so I would appreciate it very much if I could hear from you in the near future, as I would like to have my building up when the boat harbor is completed.

Very truly yours,

s/ KENNETH L. SEARCEY

DEC 10 1957

*R. P.
H. H.*

Mr. Searcey
15
2
4
December 6, 1957

RE: HAINES, ALASKA

Mr. Kenneth L. Searcey
Box 153
Haines, Alaska

Dear Mr. Searcey:

I recall with distinct pleasure my meeting with you during my last visit at Haines. We are very much interested in the proper development of the Boat Harbor area and I believe that a store such as you propose would be of real benefit not only to you but to the City. Will you, however, discuss the matter with Bill Wiley, Superintendent of Haines House, and with Mr. Muncaster, - the first because we want to be sure that the building would not interfere with Haines House plans for the future, and the second because I need to know the exact location. If Mr. Wiley and the Department of Educational and Medical Work are satisfied and Mr. Muncaster checks the location, we can then discuss terms.

Sincerely yours,

Lucien H. Tribus
Legal Counsel

LHT:D

cc: Department of Educational & Medical Work ✓
Mr. William D. Wiley
Mr. William Muncaster
Mr. Thos. R. Cox